

128.A

0003

0042.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
598,500 / 598,500
598,500 / 598,500
598,500 / 598,500

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 42 | | MENOTOMY RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|-----------------------------|---------|
| Owner 1: BOWERS AARON & | |
| Owner 2: SANDBERG RONA JILL | |
| Owner 3: | |

| | |
|--------------------------|--|
| Street 1: 42 MENOTOMY RD | |
| Street 2: | |

| | |
|---------------------|--------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02476 | Type: |

| PREVIOUS OWNER |
|----------------------------------|
| Owner 1: OQUINN JOHN A JR-ETAL - |
| Owner 2: OQUINN JOSEPH M - |
| Street 1: 73 TEMPLE RD |

| | |
|-------------------|--------|
| Twn/City: WALTHAM | |
| St/Prov: MA | Cntry: |
| Postal: 02452 | |

| NARRATIVE DESCRIPTION |
|--|
| This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 2096 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS |
|-------------------------|
| Item Code Description % |
| Z R2 TWO FAMIL 100 |
| o water |
| n Sewer |
| Census: Electri |
| Flood Haz: Exempt |
| D Topo 1 Level |
| s Street |
| t Gas: |

| BUILDING PERMITS |
|---|
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment |

| ACTIVITY INFORMATION |
|-------------------------------|
| Date Result By Name |
| 9/5/2018 Measured DGM D Mann |
| 2/24/2016 NEW CONDO PC PHIL C |

| LAND SECTION (First 7 lines only) |
|--|
| Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes |

| |
|---|
| 102 Condo 0 Sq. Ft. Site 0 0. 0.00 7376 |
| |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 598,500 | | | 598,500 | | 317513 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 09/05/18 |

| | | | | | |
|--------------|-----------------|---------|--------------------------------|---------|------------------|
| Total Card | 0.000 | 598,500 | | 598,500 | Entered Lot Size |
| Total Parcel | 0.000 | 598,500 | | 598,500 | Total Land: |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 285.54 | /Parcel: 285.54 |

| | |
|-----------|-------------------|
| Parcel ID | 128.A-0003-0042.0 |
|-----------|-------------------|

!16255!

PRINT

| Date | Time |
|----------|----------|
| 12/30/21 | 22:11:27 |

| LAST REV | Date | Time |
|----------|----------|----------|
| | 09/05/18 | 14:25:38 |

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| danam |
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| 16255 |
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| ASR Map: |
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| Fact Dist: |
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| Reval Dist: |
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|-------|
| Year: |
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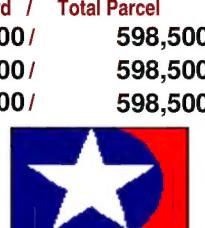
| |
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| LandReason: |
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| BldReason: |
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| CivilDistrict: |
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| Ratio: |
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Sign: VERIFICATION OF VISIT NOT DATA _____



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|---------------------------------|-------------------|-------------|-----|---------------------------|-------------------|------------|-----|--------------------|------------|-----|-----|-------------------------|------|-------|--------------|------------|--------------|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | |
| Type: 99 - Condo Conv | | | | Full Bath: 1 | Rating: Good | | | Master Deed 43-31. | | | | | | | | | | | | | |
| Sty Ht: 1T - 1 & 3/4 Sty | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | | | | | | | | | | | | | | |
| Color: BROWN | | | | A Kits: | Rating: | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Frpl: | Rating: | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | |
| Year Blt: 1926 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | | | |
| Jurisdict: G17 | | Fact: | . | Floor: | 2 - 2nd Floor | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | 60.000000000 | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AV - Average | 31. % | Exterior: | | No Unit | RMS | BRS | FL | | | | | | | | | | |
| Prim Int Wal: 2 - Plaster | | | | Functional: | | Interior: | | 1 | 8 | 5 | | | | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | Additions: | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | Kitchen: | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | Baths: | | | | | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 31 % | Plumbing: | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 305.00 | General: | | Totals | 1 | 8 | 5 | | | | | | | | | | |
| Bsmnt Gar: 2 | | | | Size Adj.: 1.15095413 | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.98000199 | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 344.021 | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 67500 | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Grade Factor: 1.10 | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: | NO | | Adj Total: 867425 | | | | | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | Depreciation: 268902 | | | | | | | | | | | | | | | | | |
| | | | | Deprecated Total: 598523 | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | | | | | |
| Make: | | Model: | | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Parcel ID: | 128.A-0003-0042.0 | | | | | | | | | | IMAGE | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | AssessPro Patriot Properties, Inc | | | |
| More: N | Total Yard Items: | | | | | | | | | | | Total Special Features: | | | | | Total: | | | | |